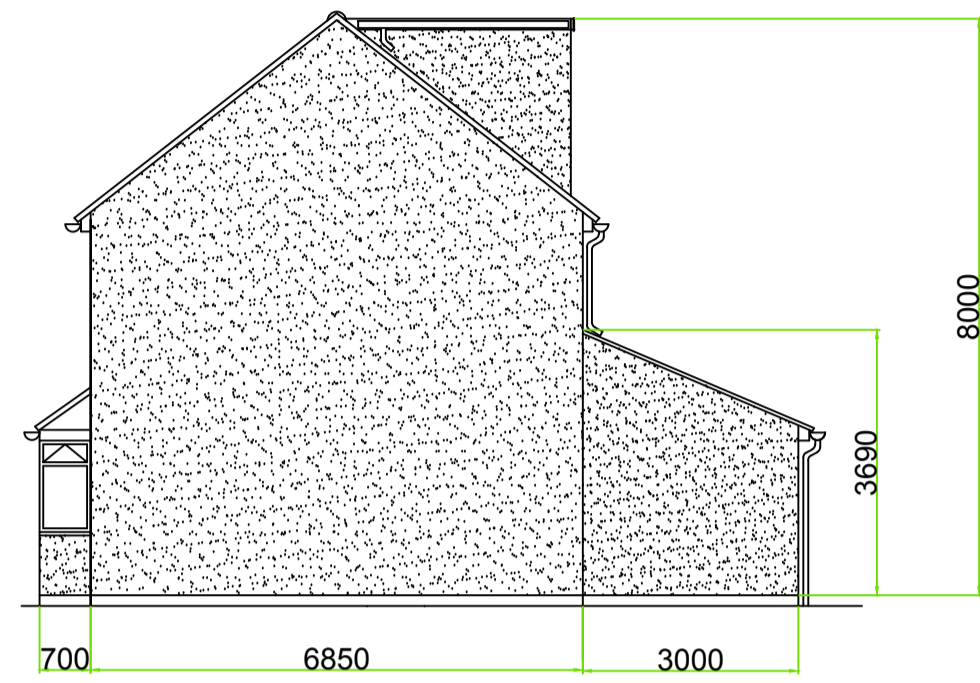
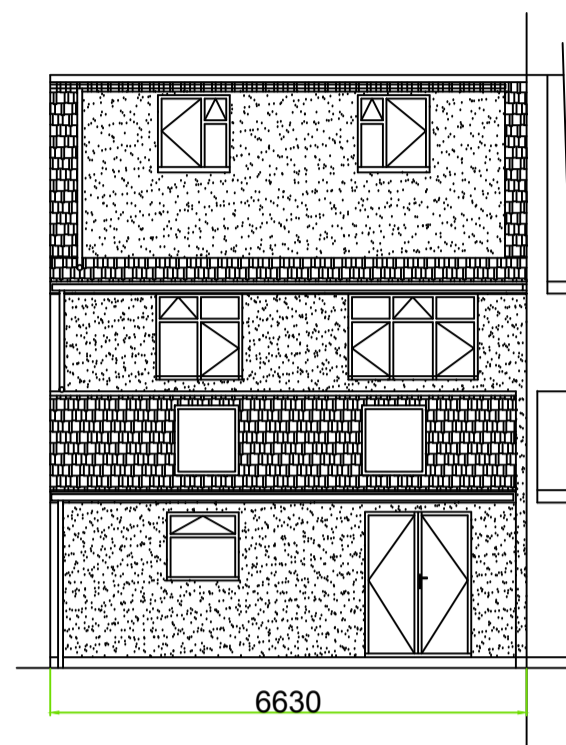


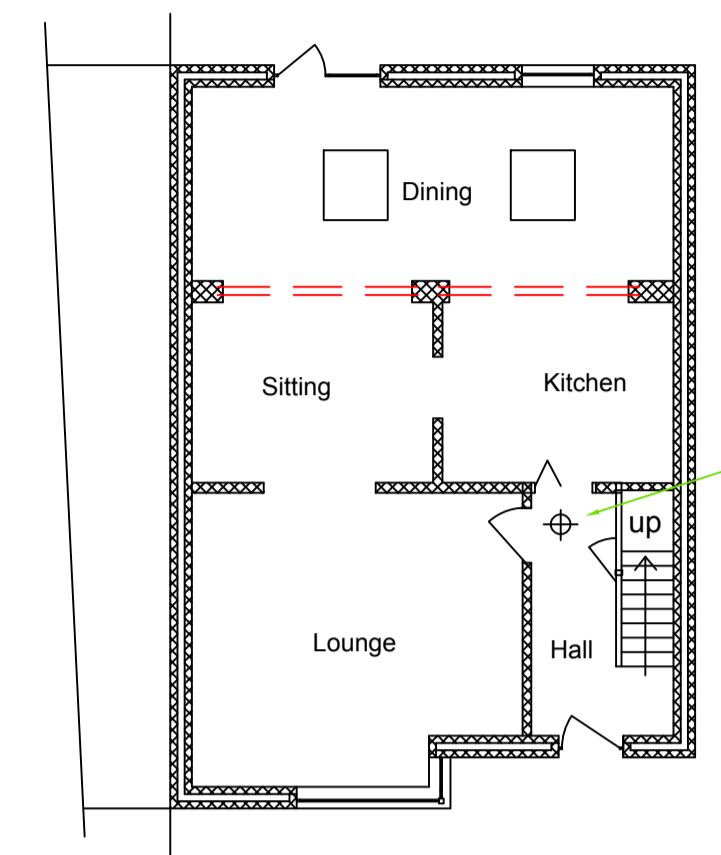
Existing Front elevation



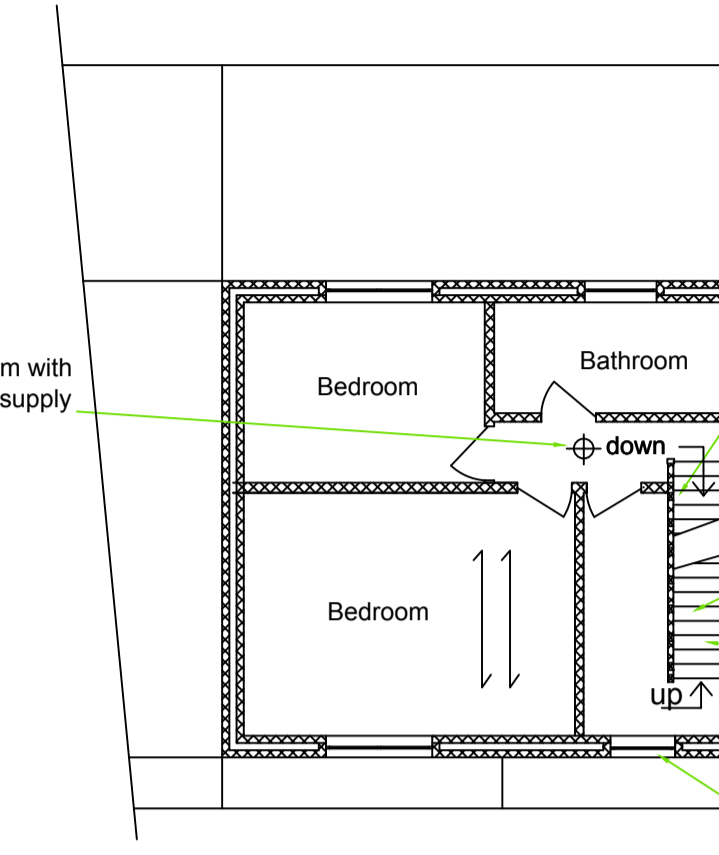
Existing Side elevation



Existing Rear elevation



Existing ground floor



Existing first floor

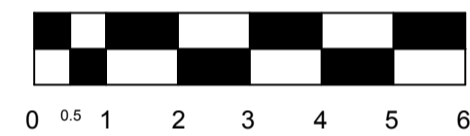
Mains wired smoke alarm with its own separate fused supply to each floor

Stairwell to be enclosed from main landing with stud walls - 50x100mm studs & noggins with 12.5mm p.bd either side & core space filled with rockwool or similar

Stairs - rise 200, going 200. Headroom 2000mm. Ballusters set at 100mm centers (gap to be max 100mm). underside of stairs plasterboarded and to receive 2mm plaster skim coat for fire proofing.

All doors off stairwell to have a minimum of 30 minutes fire resistance.

Escape Window



Roof - conc interlocking tiles, on 25x38mm battens on breathable felt over 50x175mm rafters. 125mm Celotex or similar set between rafters with 50mm air gap over, 16mm foil-backed p.bd to underside of rafters all to achieve 0.16W/m2K or better.

Flat roof - 50x200mm joists @400mm c/c's. 150mm Celotex set between with 50mm airgap over. 25mm ply over with either single ply roofing system over or fibreglass roofing system on top lead flashing at junction of main roof. Roof laid to fall min 1in20. 1 dormer cheeks 50x200mm studs @400mm c/c's 150mm celotex between with 25mm ply either side. outface building paper, battened & vertical tiles all to achieve 0.16W/m2K or better.

Stud walls built off trimmer to prop purlin, use 50x150mm studs@400mm c/c's. Trimmer 50x150mm set over new 50x200mm floor joists @ 400mm c/c's. 200mm rockwool or other insulation in between studs to achieve 0.16W/m2K or better.

1 No. 152x152x37kg UC

Ventilation to the roof at eaves, above insulation and at high level in accord with Approved Document C. Vents fitted with insect screens.

2 layers plasterboard around new beams to give min 1/2 hour fire resistance and compliance with Reg B3

203x203x60kg UC

All doors leading off whole stairwell & bathroom are to achieve min 30 minutes fire resistance.

Bedroom

Bedroom

Bathroom

Kitchen/Dining

Foundation min 1000mm deep to LA approval & 300mm below invert level of drains if necessary.

Floor - 100mm screed over 100mm Celotex on 200g Vizqueen blue dpm on 50mm sand blinding on 100mm concrete with A142 mesh set at mid-depth over with 150mm compacted hardcore under.

Section A - A

Beam built into walls at each end. Brickwork may require corbelling to ensure adequate min bearing of 100mm or the ends further supported using channel sections bolted to the lower flange and to the wall below @ 600mm c/c's using M20 bolts.

Opaque glazing

50x175mm rafters tripled up under dormer cheeks

203x203x60kg UC

Stud walls built off trimmer to prop purlin, use 50x150mm studs@400mm c/c's. Trimmer 50x150mm set over new 50x200mm floor joists @ 400mm c/c's. 200mm rockwool or other insulation in between studs to achieve 0.16W/m2K or better.

Escape window

3000

2400

3500

6850

Bedroom

Floor joists doubled up under stud walls, 50x100mm studs & noggins p/bd both sides & skim. Core space filled with Rockwool or similar. Pocket door to en-suite.

Floor to comprise 50x200mm C24 Grade joists set alongside existing ceiling joists and lapped at new beam. 50x100mm noggins staggered to provide lateral support. 125mm celotex or similar set on chicken wire with 50mm air gap under. Joists doubled up for stair trimmer and under partitions.

Loft - floor joist layout

Notes -  
 Glazing - New windows are to match and are to be manufactured and installed by a FENSA approved company. Escape window to have minimum clear opening 500x800mm and not more than 1100mm off the floor. Safety glazing to BS6206.  
 Ventilation through frame vents built into new windows are to comply with current regulations, i.e. 5000mm2 to habitable rooms & 2500mm2 to bath & shower rooms.

Any lightweight partitions to have pl.bd. with minimum mass 10kg/m2 and core space filled with Rockwool or similar to comply with Part E Bldg Regs.

General-  
 Smoke detector to be installed on each floor and to be linked to & separately fused to the electrical system in compliance with current requirements.  
 All new electrical fittings/systems are to be installed by a certified electrician.

All gas/heating adaptations are to be undertaken by a Gas Safe registered plumber. All new radiators to be fitted with TRV's.

At least one low energy light fitting to be fitted.  
 No downlighters are to be used unless adequate fire resistance is installed into ceiling/roof voids.

**All measurements to be checked on site**

Building Regs Drawing	Existing new house Next to 7 Spring Hill, Kingswood
Date - 11/01/2024 Dwg No: 33502/19	for - Mr Steve Blake 7 Spring Hill, Kingswood, Bristol BS15 1XY
Scale - 1:100 e-mail: paulhjermy@hotmail.co.uk	Drawn by - Warmley Design Services Ltd, 9 Station Road, Warmley Bristol BS30 8XH. Tel 07763 114613